

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5470

AN ORDINANCE adopting a proposed zoning regulation to become effective upon annexation of an approximately 52 acre area in unincorporated King County on Cougar Mountain, located generally at the end of 170th Avenue SE, south and east of the Pinnacle and Cougar Ridge East developments and bordered on the south and east by Cougar Mountain Regional Wildland Park (Tax Lots annexation).

WHEREAS, RCW 35A.14.295 authorizes the City Council to adopt a proposed zoning regulation to become effective upon the annexation of any area that might reasonably be expected to be annexed by the City at any future time; and

WHEREAS, it is anticipated that an approximately 52 acre area within unincorporated King County on Cougar Mountain located generally at the end of 170th Avenue SE, south and east of the Pinnacle and Cougar Ridge East developments and bordered on the south and east by Cougar Mountain Regional Wildland Park, and commonly referred to as the Tax Lots annexation area, may be annexed by the City of Bellevue in the near future; and

WHEREAS, pursuant to RCW 35A.14.340, public hearings were held by the City Council on August 4, 2003 and September 15, 2003, at the hour of 8:00 p.m. pursuant to notice of said hearings published in a newspaper of general circulation in the City and in the potential annexation area and all interested parties appearing at said hearings and desiring to be heard in regard to the proposed zoning regulation having been heard by the City Council; and

WHEREAS, R-1.8 zoning for the area to be annexed is deemed necessary by the Council to be in the best interest of the health, safety, and general welfare of the City and is consistent with the City's Comprehensive Plan; and

WHEREAS, all statutory requirements have been complied with, including those set forth in RCW 35A.14.330 and .340; and

WHEREAS, the City has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Code; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. A proposed zoning regulation is hereby adopted establishing use classification R-1.8 for the following described area within unincorporated King County on Cougar Mountain located generally at the end of 170th Avenue SE, south and east of the Pinnacle and Cougar Ridge East developments and bordered on the south and east by Cougar Mountain Regional Wildland Park and commonly referred to as the Tax Lots annexation area:

That portion of the North half of the Northeast quarter of the Southwest quarter of Section 25, Township 24 North, Range 5 East, W.M., in King County, Washington, lying Northeasterly of the Northeast margin of 166th Way SE (Nike Site Access Road);

TOGETHER with the Southeast quarter of the Northwest quarter of said Section 25;

EXCEPT the East half of the Northeast quarter of the Southeast quarter of the Northwest quarter of said Section 25;

AND EXCEPT that portion of the North 160.00 feet of the West three-quarters of the Southeast quarter of the Northwest quarter of said Section 25, lying East of the West 825.00 feet thereof.

Section 2. The proposed zoning regulation set forth in Section 1 of this ordinance shall become effective upon annexation to the City of Bellevue of the property described in Section 1 of this ordinance.

Section 3. A copy of this ordinance, duly certified as a true copy by the Clerk of the City shall be filed with the County Auditor.

Section 4. This ordinance shall take effect and be in force five (5) days after passage and legal publication.

Passed by the City Council this 22nd day of September, 2003, and signed in authentication of its passage this 22nd day of September, 2003.

(SEAL)

Connie B. Marshall
Connie B. Marshall, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Lori M. Riordan
Lori M. Riordan, Assistant City Attorney

Attest:

Myrna L. Basich
Myrna L. Basich, City Clerk

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